

Asheville City Council
Planning and Economic Development Committee

2:00 p.m. - 3:30 p.m., September 13, 2006
Economic Development Office Conference Room

DRAFT
Minutes

Present: Councilman Jan Davis, Chair; Vice Mayor Holly Jones; Councilwoman Robin Cape.
Staff members: Gary Jackson; Scott Shuford; Cathy Ball; Ed Vess; Stephanie Monson;
Charlotte Chaplan and Robert Griffin.

The Planning and Economic Development Committee met on September 13, 2006 at 29 Haywood Street at 2:00 p.m. The meeting was called to order by Chair Jan Davis.

1. Approval of Minutes

A motion to approve the minutes of the July 19, 2006 Committee was made by Councilwoman Cape and seconded by Vice Mayor Jones. The vote was unanimous.

2. Staff Report - East Riverside RFQ Recommendations

Ed Vess presented the staff report. The report was to explain to the Planning and Economic Committee of the results of the East Riverside request for Qualifications (RFQ) including a summary of how the process could be improved and to convey the recommendation of the Developer Selection Committee and staff.

The RFQ generated one Statement of Qualifications (SOQ) from Mountain Housing Opportunities and the Green Family for two parcels. It was recommended that the SOQ be accepted and staff be authorized to negotiate a sale and redevelopment contract with Mountain Housing Opportunities/Greens for the two parcels and that staff be authorized to remarket the remaining two parcels.

Chair Jan Davis requested motion to accept Option 1; Council Member Cape moved to accept Option 1; Vice Mayor Jones seconded the motion to be moved to full council for September 26, 2006.

Development Incentives-

Scott Shuford reviewed and explained density and intensity incentives for affordable housing and energy efficiency. He also summarized a listing of proposed development incentives intended to encourage: Compatible infill development; Development that is Healthy - Built or LEED certified; Development that is transit-oriented; Development that promotes affordable housing and Development that preserves historic or character-defining structures. Council Member Cape asked Scott Shuford for clarification on urban use; incentives. There was discussion of Level III incentives and whether a "cafeteria plan" approval might work.

Third Party Review Development Plans by Professor David W. Owens-

Scott Shuford discussed Professor Owens' report. He explained actions that have or will be taken by staff as cited in the report regarding improvements to the terms of the Unified Development Ordinance (UDO).

3. Updates and Status Reports

Eagle/Market St Redevelopment Update -

Darryl Hart, Chairman of Eagle/Market Street Development Corporation addressed the committee on the matter of the South Pack Square Redevelopment. He explained based on prior meetings with the corporation, negotiations are underway for the sell of the Ritz to Cherokee Investment Partnership, LLC. Eagle/Market Street is also in contract negotiations with Cherokee Investment Partnership. Gary Jackson suggested that staff would like the opportunity to review the plan to make sure it is consistent with the funding restrictions of HUD and standard financial practices.

Steep Slope Ordinance -

Scott Shuford presented a power point presentation explaining steep slope and ridge top, retaining walls and open space ordinances. Councilwoman Cape asked if we have green plans for the community and are we making plans to accommodate the green spaces.

4. New Business

No further business.

5. Public Comment

Asheville American Institute of Architects (AIA) chapter representatives addressed the committee with handouts of their new design center and a power point presentation presented by Joe Minicozzi on the I-26 connector.

Regular meeting was adjourned at 4:00 p.m.

6. Closed Session - none